



GENERAL ZONING INFO

Commonly asked zoning questions

BUILDING HEIGHTS & PROPERTY LINE SETBACKS

ZONE	MAX BLDG HEIGHT	PROPERTY LINE SETBACKS		
		FRONT	SIDE	BACK
1-R	25'	10'	5'	5'
2-R	25'	10'	5'	5'
3-R	35'	10'	5'	5'
4-C Commercial	35'	Subject to Building Code requirements		
5-I Industrial	35,	Subject to Building Code requirements		

Accessory Dwelling Units-ADUs: ADUs (also known as guest house, Granny flat, mother-in-law cottages) are permitted outright within the Residential zones and conditionally within the Commercial zone. ADUs must be *accessory* to an existing dwelling and can be up to 600 sq. ft. in size. ADUs may be used as monthly rentals but may not be used as vacation rentals.

BEES: Up to three (3) hives may be kept in the Residential and Commercial zones. Hive owners are required to register with the front office and adhere to specific bee keeping standards.

CHICKENS: No more than six (6) personal use chickens are allowed accessory to a single-family dwelling with a permit through the front office. Chicken owners are required to adhere to specific chicken keeping standards. Chickens cannot be kept in apartment complexes, within mobile home parks, or as part of a commercial use.

FENCES: Fences up to 6' in height are permitted outright in all zones subject to vision clearance on corner lots. Fences may be placed on property lines. For fences that exceed 6' or portions of the fence including retaining wall(s) a building permit through the County is required.

HOME OCCUPATIONS: Certain home occupations are allowed outright in the Residential zones and within existing dwellings in the Commercial zone. Vacation

rental dwellings and marijuana businesses are prohibited as home occupations. Home occupations are meant to be subordinate to the residential use of the property by the occupants.

MANUFACTURED/MOBILE HOMES: Manufactured and/or mobile homes are permitted on individual lots within certain residential zones subject to specific siting standards.

MARIJUANA BUSINESSES: MJ businesses, both medical and recreational, are permitted conditionally only within the Commercial and Industrial zones. A conditional use permit through the planning commission is required PRIOR to the commencement of business and must adhere to specific land use standards. Commercial MJ grows are permitted conditionally only within an enclosed structure.

TINY HOUSES: Tiny houses are permitted to be placed on individual parcels of land subject to specific siting standards. Tiny homes may be site built stick frame structures, or can be park model/mobile home structures. Park model/mobile home structures must be placed on a permanent poured or block & mortar foundation. The little homes built on trailers (meant to be towed) can only be placed within RV/mobile home parks.